



PLANNING & ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	10/25/07	AGENDA REQUEST NO:	V A
INITIATED BY:	TRAVIS TANNER, AICP, SENIOR PLANNER <i>Travis Tanner</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	TRAVIS TANNER, AICP, SENIOR PLANNER	ASSISTANT PLANNING DIRECTOR:	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
		ADDITIONAL DEPARTMENT HEAD (S):	N/A

SUBJECT / PROCEEDING:	AMENDMENT NO. 3 TO LAKE POINTE PLANNED DEVELOPMENT (PD) DISTRICT AMENDING THE FINAL DEVELOPMENT PLAN FOR RES. "I" OF L.P. TRACT 2 AND RES. "A" OF L.P. SEC. 2 PUBLIC HEARING, DISCUSSION AND DIRECTION
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EXHIBITS:	STAFF REPORT, VICINITY MAP, GENERAL PLAN EXCERPT, APPLICATION, LETTER FROM APPLICANT, HEARING NOTICE
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CLEARANCES	APPROVAL
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LEGAL:	N/A	DIRECTOR OF PLANNING:	SABINE SOMERS-KUENZEL, AICP <i>AK</i>
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RECOMMENDED ACTION

Public Hearing followed by discussion and direction from the Commission.

EXECUTIVE SUMMARY

This is a request to amend the Final Development Plan for the Lake Pointe Planned Development (PD) District for areas within Site E-1 (Reserve I of Lake Pointe Tract 2) and Reserve A of Lake Pointe Section Two. Specifically:

- Providing for additional townhome lot and access easement layouts to replace two condominium sites

The acreage in question currently has the "land use" option for either residential townhomes or condominiums within the Lake Pointe PD Ordinance, but does not illustrate a townhome layout on the Final Development Plan. Specific provisions for development of the acreage includes amending Exhibit B of Ordinance No. 1620. Unlike the recent zoning process that approved residential options for Tract G along Oyster Creek, this amendment is simply about approving townhome and access layout for the sites in question. The application has been entered into jointly by both HWD and Planned Community Developers, (owners of both sites) in order to streamline the amendment process for development.

The attached staff report contains additional information regarding the PD proposal and details of the existing Lake Pointe PD district. The Lake Pointe General Plan approved by Council on March 8, 2004 illustrates residential uses for the sites. The developer has satisfied all parkland requirements prior to development of the residential lots when trail dedication occurred, and this request does not trigger new requirements. Consideration and Action will be scheduled for a subsequent meeting. Following the Public Hearing, there will be discussion and direction from the Commission.

File No. 8604

Les Newton, PCD lesn@pcdltd.com Robert Davis, HWD rdavis@hwdinc.com

EXHIBITS

STAFF REPORT: PRELIMINARY ANALYSIS

PLANNED DEVELOPMENT (PD) DISTRICT INTENT AND MINIMUM SIZE:

Development Code, Chapter 2, Article II, Sec. 2-172. Intent.

“The planned development district allows for a development containing uses or a combination of uses in a design that would not otherwise comply with the regulations of the primary zoning districts, but does provide an overall design, increased Open Space, or other features or amenities that results in a superior development or offer special benefits to the community. A planned development district may not be used for the primary purpose of avoiding the zoning regulations applicable to the primary zoning districts.”

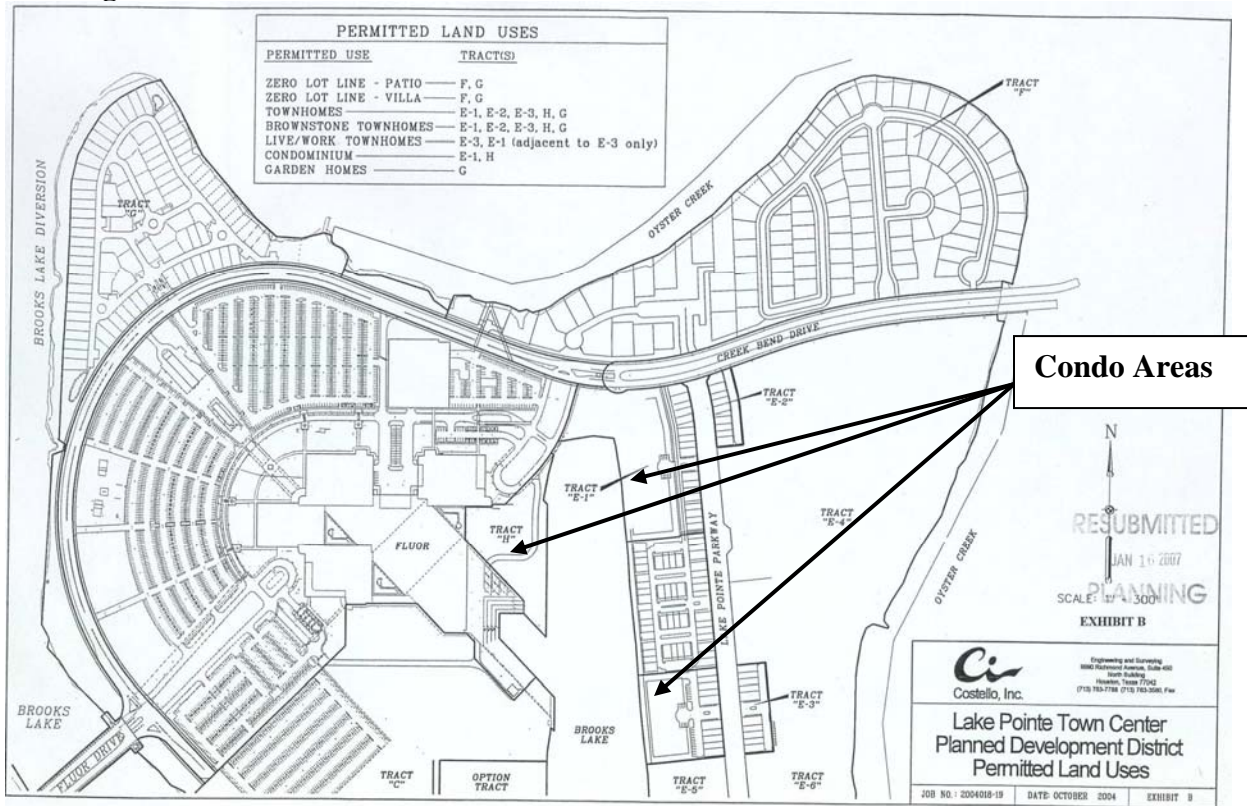
The applicant has indicated that that there has been a determination to move forward with development rights at two sites for townhomes rather than residential condominiums. As a result, final layouts are needed for the PD illustrating the proposed layout of the lots and access per the Development Code. At this time, the Planning Department has determined that the proposal is in line with the intent statement above. The applicant is anticipated to further discuss the amendment at the Public Hearing.

Residential Planned Development Districts have a minimum size requirement of 10 acres. The Lake Pointe PD District meets acreage requirements and this amendment will not create any nonconforming issues.

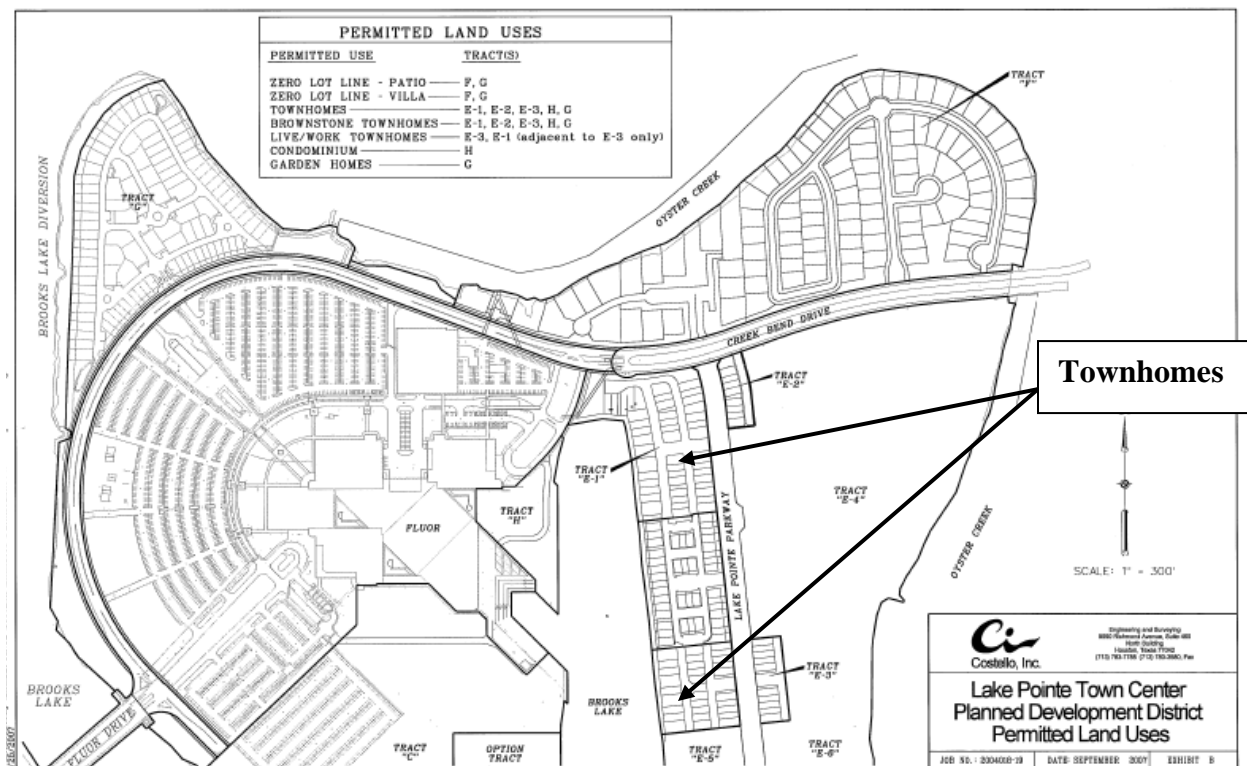
GENERAL SITE INFORMATION:

Compliance with Comprehensive Plan	The Land Use Plan Map specifies mixed residential development as the desired use for this area. This request is in compliance with the Comprehensive Plan.
Compliance with Lake Pointe General Plan	The Lake Pointe General Plan provides for the options of residential Planned Development (PD) zoning. This request is in compliance with the approved General Plan.
Subject Property Zoning	Planned Development (PD) District as part of Lake Pointe PD. While the townhome use is part of the approved use list for the property, the Final Development Plan illustrated a condominium reserves only for the sites. A

Permitted Land Uses and Layouts:
Existing Exhibit for Lake Pointe PD



Proposed Exhibit for Lake Pointe PD: (Adding Townhome Layouts where indicated)



PUBLIC HEARING:

The Notice of Public Hearing was published in a newspaper of general circulation, all property owners within 200 feet of the proposed site were notified, and the public hearing notice was published on the City of Sugar Land's Internet Home Page. Staff has received one inquiry, which was informational in nature.

KEY POINTS FOR CONSIDERATION:

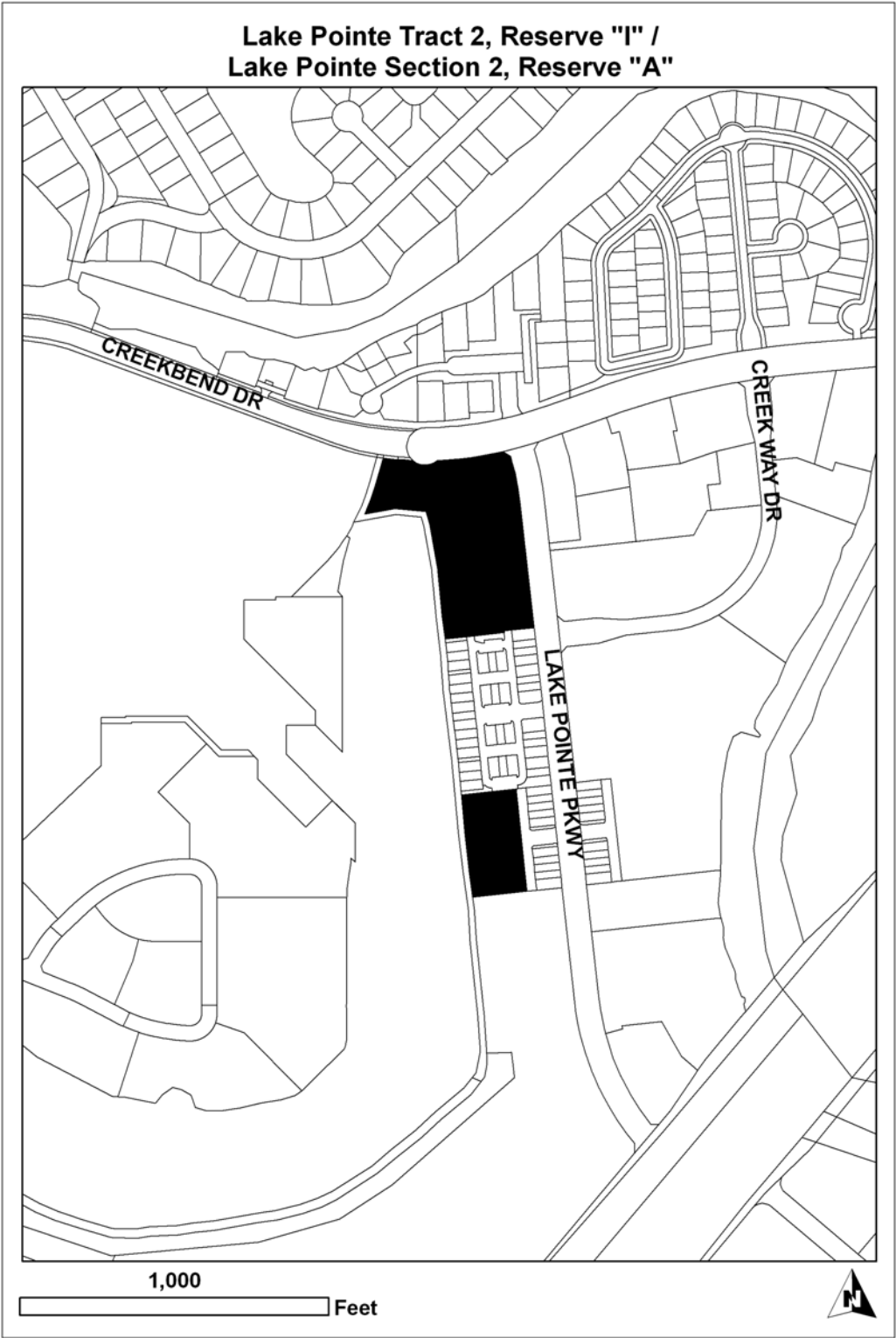
The following is provided for Commission consideration:

- The proposal is not in conflict with the approved Lake Pointe General Land Plan as to residential use and overall character
- Establishment of the Lake Pointe PD District in 2005 set residential development regulations along Lake Pointe Parkway and established the option of either townhome or condominium uses at the properties in question
- The request is not in conflict with PD District criteria under Chapter 2, Art. II of the Development as to intent of the PD district
- This proposal offers a decrease in residential density to the property

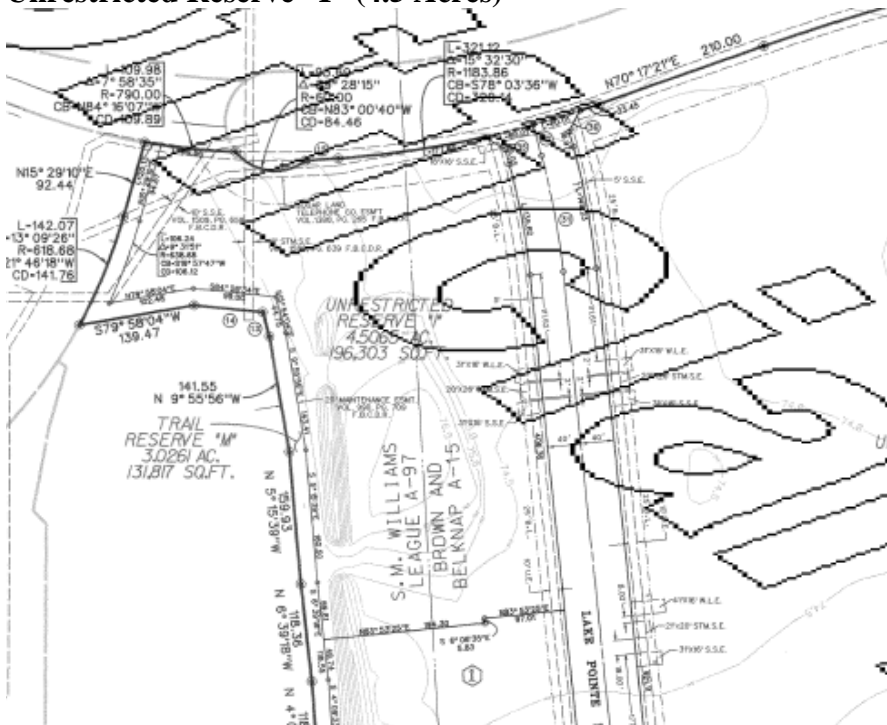
File No. 8604

Cc: Les Newton, PCD lesn@pcdltd.com

Vicinity Map:



**Plat Excerpts:
Lake Pointe Tract 2 Amending Replat
Unrestricted Reserve "T" (4.5 Acres)**



FBCC Plat File No. 20050132

**Lake Pointe Section Two
Reserve "A"**



FBCC Plat File No. 20050254

Application: HWD



PD Amend. 3
RECEIVED

SEP 25 2007

FOR OFFICE USE
Accounting Code: ZC

PLANNING DEPARTMENT
CONDITIONAL USE PERMIT OR REZONING APPLICATION

Please type or print the following information & Return your submittal to the Planning Department, City Hall, 2700 Town Center Blvd. North, Sugar Land, TX 77479, Attention: Development Review Coordinator

Applicant

Contact ROBERT DAVIS
Address 1616 S. VOSS, SUITE 100, HOUSTON, TX 77057
Phone 713/840-1001 Fax 713/840-7177
Email rdavis@hwdinc.com

Owner

Contact HAHNFELD-WITMER-DAVIS
Address 1616 S. VOSS, SUITE 100, HOUSTON, TX 77057
Phone 713/840-1001 Fax 713/840-7177
Email rdavis@hwdinc.com

Property Legal Description Reserve A of Lake Pointe Section 2, File Number 20050254
Port Bend County See Attached

Lot _____ Block _____ Subdivision _____

Current Zoning District PD Proposed Zoning District, if applicable PD

If this is a CUP application: ☐ new building ☐ existing building

Proposed Use (CUP only) _____

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application. This application expires six months from the date stamped as received by the Planning Department if no action has been taken by the Planning and Zoning Commission on this request.

X [Signature]
Signature of Applicant

9-24-2007
Date

Submittal Requirements (Submittal Deadline is Monday at 3:00 p.m.):

- ☒ Three (3) copies of the completed application
- ☒ Check for \$1,000.00 (non-refundable) \$400 if CUP is in Mixed Use Conservation (MUC) District
- ☒ Metes and bounds of the site or county slide number of plat, if recorded
- ☒ Two (2) 24" x 36" blue-line copies and two (2) 11" x 17" copies of the CUP layout plan or the property to be rezoned, including a vicinity map and north arrow on each copy
- ☒ Two (2) copies of a letter stating the applicant's request and addressing issues relating to a CUP including traffic circulation, parking, plan of operation, and other pertinent information
- ☒ Names and mailing addresses of all property owners and tenants within 200 feet of site, including owner and applicant

Application: PCD



RECEIVED

SEP 25 2007

FOR OFFICE USE
Accounting Code: ZC

PD Amend. 3

PLANNING DEPARTMENT
CONDITIONAL USE PERMIT OR REZONING APPLICATION

Please type or print the following information & Return your submittal to the Planning Department, City Hall, 2700 Town Center Blvd. North, Sugar Land, TX 77479, Attention: Development Review Coordinator

Applicant

Contact LES NEWTON - PLANNED COMMUNITY DEVELOPERS, LTD.
Address 15958 CITY WALK, SUITE 250, SUGAR LAND, TX 77479
Phone 281-242-2000 Fax 281-242-2718
Email LESN@PCDLTD.COM

Owner

Contact LAKE POINTE TOWN CENTER, LTD.
Address 15958 CITY WALK, SUITE 250, SUGAR LAND, TX 77479
Phone 281-242-2000 Fax 281-242-2718
Email LESN@PCDLTD.COM

Property Legal Description TRACT "E-1" OF LAKE POINTE PD See Attached

Lot _____ Block _____ Subdivision _____
PD-RESIDENTIAL

Current Zoning District _____ Proposed Zoning District, if applicable PD-RESIDENTIAL

If this is a CUP application: ☐ new building ☐ existing building

Proposed Use (CUP only) _____

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application. This application expires six months from the date stamped as received by the Planning Department if no action has been taken by the Planning and Zoning Commission on this request.

X [Signature] 9/25/07
Signature of Applicant Date

Submittal Requirements (Submittal Deadline is Monday at 3:00 p.m.):

interview 7/13
if there is a
no been
called

- ☒ Three (3) copies of the completed application
- ☐ Check for \$1,000.00 (non-refundable) \$400 if CUP is in Mixed Use Conservation (MUC) District
- ☒ Metes and bounds of the site or county slide number of plat, if recorded
- ☒ Two (2) 24" x 36" blue-line copies and two (2) 11" x 17" copies of the CUP layout plan or the property to be rezoned, including a vicinity map and north arrow on each copy
- ☒ Two (2) copies of a letter stating the applicant's request and addressing issues relating to a CUP including traffic circulation, parking, plan of operation, and other pertinent information
- ☒ Names and mailing addresses of all property owners and tenants within 200 feet of site, including owner and applicant See HUD submittal for Reserve A of Section 2

Letter from HWD:

PD Amend. 3

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SEP 25 2007
PLANNING

September 20, 2007

Ms. Sabine Kuenzel
City Planner
City of Sugar Land
2700 Town Center Boulevard North
Sugar Land, Texas 77479

Re: Lake Pointe PD Amendment – 1.37 acre Reserve "A" of Lake Pointe Section 2

Dear Sabine:

Hahnfeld-Witmer-Davis, Inc. ("HWD") respectfully requests that the City consider approval of an amendment to the Lake Pointe Town Center Residential PD to adopt a revised final plan for Reserve A of Section 2. The purpose of this amendment is to reflect the final site plan for the intended use which is townhomes, rather than the original site plan which was for a condominium.

We look forward to working with staff to process this PD amendment, and we are available to answer any questions that you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read "RD", with a horizontal line extending from the end.

Robert Davis
Principal

C: Gretchen Pyle

Letter from PCD:



**PLANNED COMMUNITY
DEVELOPERS**

INC.

Planned Communities and Commercial Development

PD Amend. 3
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SEP 25 2007

PLANNING

September 25, 2007

Mr. Doug Schomburg
Assistant City Planner
City of Sugar Land
2700 Town Center Boulevard North
Sugar Land, Texas 77479

Re: Amendment of Lake Pointe Residential PD Tract E-1 for Specific Plan

Dear Doug:

Planned Community Developers, Ltd ("PCD") respectfully requests that the City consider amending the Lake Pointe Residential PD to approve the specific plan for Tract E-1. The purpose of this amendment is to show the specific configuration of access and layout for proposed townhome lots.

Per our discussions, we would like to process this amendment with the recent HWD request for Reserve A of Lake Pointe Section 2 which is also proposed for townhome lots. We look forward to working with staff on these amendments.

Sincerely,

Les A. Newton
President

C: Gretchen Pyle

NOTICE OF PUBLIC HEARING

REQUEST TO AMEND THE LAKE POINTE PLANNED DEVELOPMENT (PD) DISTRICT TO AMEND THE FINAL DEVELOPMENT PLAN FOR TOWNHOME LAYOUTS TO TWO SITES WITHIN THE AREAS ON THE WEST SIDE OF LAKEPOINTE PARKWAY, MORE SPECIFICALLY DESCRIBED AS ACREAGE WITHIN RESERVE "T" OF LAKE POINTE TRACT 2 AMENDING REPLAT, FILE NO. 20050132, AND ACREAGE WITHIN RESERVE "A" OF LAKE POINTE SECTION 2 REPLAT, FBCC PLAT FILE NO. 20050254 FORT BEND COUNTY CLERK PLAT RECORDS, SUGAR LAND, FORT BEND COUNTY, TEXAS

PURPOSE: One (1) public hearing shall be held at which all persons interested in the proposed Planned Development District amendment shall be given an opportunity to be heard.

WHERE: CITY OF SUGAR LAND CITY COUNCIL CHAMBER
CITY HALL
2700 TOWN CENTER BOULEVARD NORTH
SUGAR LAND, TEXAS

WHEN: CITY OF SUGAR LAND
PLANNING AND ZONING COMMISSION MEETING
7:00 P.M., OCTOBER 25, 2007

DETAILS OF THE PROPOSED PLANNED DEVELOPMENT PD DISTRICT AMENDMENT MAY BE OBTAINED BY CONTACTING THE CITY OF SUGAR LAND PLANNING OFFICE AT (281) 275-2218 OR BY EMAIL AT PLANNING@SUGARLANDTX.GOV. THE PLANNING OFFICE IS OPEN MONDAY THROUGH FRIDAY FROM 8:00 O'CLOCK A.M. TO 5:00 O'CLOCK P.M., AND IS LOCATED AT CITY HALL, 2700 TOWN CENTER BOULEVARD NORTH, SUGAR LAND, TEXAS. PLEASE CONTACT US IF YOU WISH TO SET UP AN APPOINTMENT TO GO OVER ADDITIONAL DETAILS IN PERSON.